



COUNCILMEMBER DONNA FRYE
Sixth Council District

COUNCILMEMBER JIM MADAFFER
Seventh Council District

MEMORANDUM

DATE: July 9, 2007

TO: Mayor Jerry Sanders
City Councilmembers

FROM: Councilmember Donna Frye
Councilmember Jim Madaffer

SUBJECT: Brown Field RFP Selection Committee

Donna Frye
Jim Madaffer

This memo is regarding a letter that was sent from Rick Beach of the Community Airfields Association of San Diego. We are concerned about the limited involvement from the aviation community and the public in the recent RFQ selection process for Brown Field. The committee consisted of 7 members and only one member of the public. While we appreciate the work of City Staff as members of the committee, we do not think that one member of the public is sufficient. Aviation land use planning is very complicated and requires an understanding of the impacts on the aviation users.

It is important that the City be able to develop Brown Field, but public participation must not be sacrificed for the sake of expediency. With the formation of a RFP Selection Committee, we believe that there should be a balance of City Staff members and members of the public. We understand the importance of confidentiality in the RFP process, but we do not believe that the public is served with only one member representing them.

Thank you.

DF:kcw

Attachment



June 30, 2007

Council Member Jim Madaffer
Council Member Ben Hueso
Council Member Donna Frye
James Barwick, Director, Real Estate Assets Department
Mike Tussey, Deputy Directory, Airports Division

Re: Request to establish an RFP selection committee for Brown Field that best represents the stakeholders.

This request is being addressed jointly to the City staff involved with the Brown Field RFP and to the City Council members of the Land Use and Housing Committee.

At the June 13, 2007 LUH meeting, there was sufficient controversy over the proposed Brown Field RFP that the item was held over until July. Major concerns were the lack of public involvement and the rush to commit development before planning the future of Brown Field airport.

Jim Barwick, Deputy Director, Real Estate Assets Department, circulated a letter that commits the City to solicit public input on the proposals received for the Brown Field RFP. This commitment is very welcome and much appreciated.

However, I remain concerned about the composition of the selection committee that will decide the proposal best suited to the needs and purposes of the City.

During the earlier RFQ selection process, the committee consisted of 7 people, including 5 City staff members (Jim Barwick, Mike Tussey, Bill Anderson, Rod Greek, Christian Anderson), 1 City council staff (Witney Benzian), and 1 member of the public (Rick Beach).

This weighting of participation may have been suitable to select a developer based primarily on financial ability, but it does not address the many concerns of stakeholders about development proposals at Brown Field.

My recommendation is to expand the selection committee and balance participation from three broad areas: 1) City staff, 2) aviation users, 3) community members.

To do so, I envision about 11 or 12 participants in a confidential process to review the financial and proposed development materials, consider the public input, and make a recommendation to the City council committee.

For the City staff, the obvious participants would be from the Real Estate Assets Department, the Airports Division, as well as representatives from finance and planning. The staff participants from the previous Brown Field RFQ selection committee would be ideal, in my opinion.

For community members, let me recommend participation from the City Council District 8, the Otay Mesa Community Planning Group, and the Otay Mesa Chamber of Commerce. My preliminary conversations with individuals in these groups indicate a high level of concern and interest in the success of the Brown Field RFP in their community. I am certain that representatives would be forthcoming.

For aviation users, let me recommend organizations rather than people. These recommendations would include the Airport Advisory Committee (AAC), the Aircraft Owners and Pilots Association (AOPA), the National Business Aircraft Association (NBAA), and a local aviation business owner. By way of example, a potential candidate for the local aviation business owner might be John King, CEO, King Schools, with whom I have discussed these ideas and learned that he is interested and willing to participate subject to his availability. Participation by AOPA and NBAA seeks to address the broader national community of aviation users who depend upon services at our San Diego airports. And the AAC participation seeks to ensure that the local aviation community is involved in the decision.

If City staff can quickly agree to this formation of an RFP selection committee, I expect that this broader public participation in the process will reduce the number of speakers in opposition at the next LUH meeting. I am certain that it will not eliminate all of the calls for "plan before develop" but it will encourage a compromise.

Given this composition of the selection committee, I will voice my support for moving forward with the Brown Field RFP.

Richard J. Beach
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